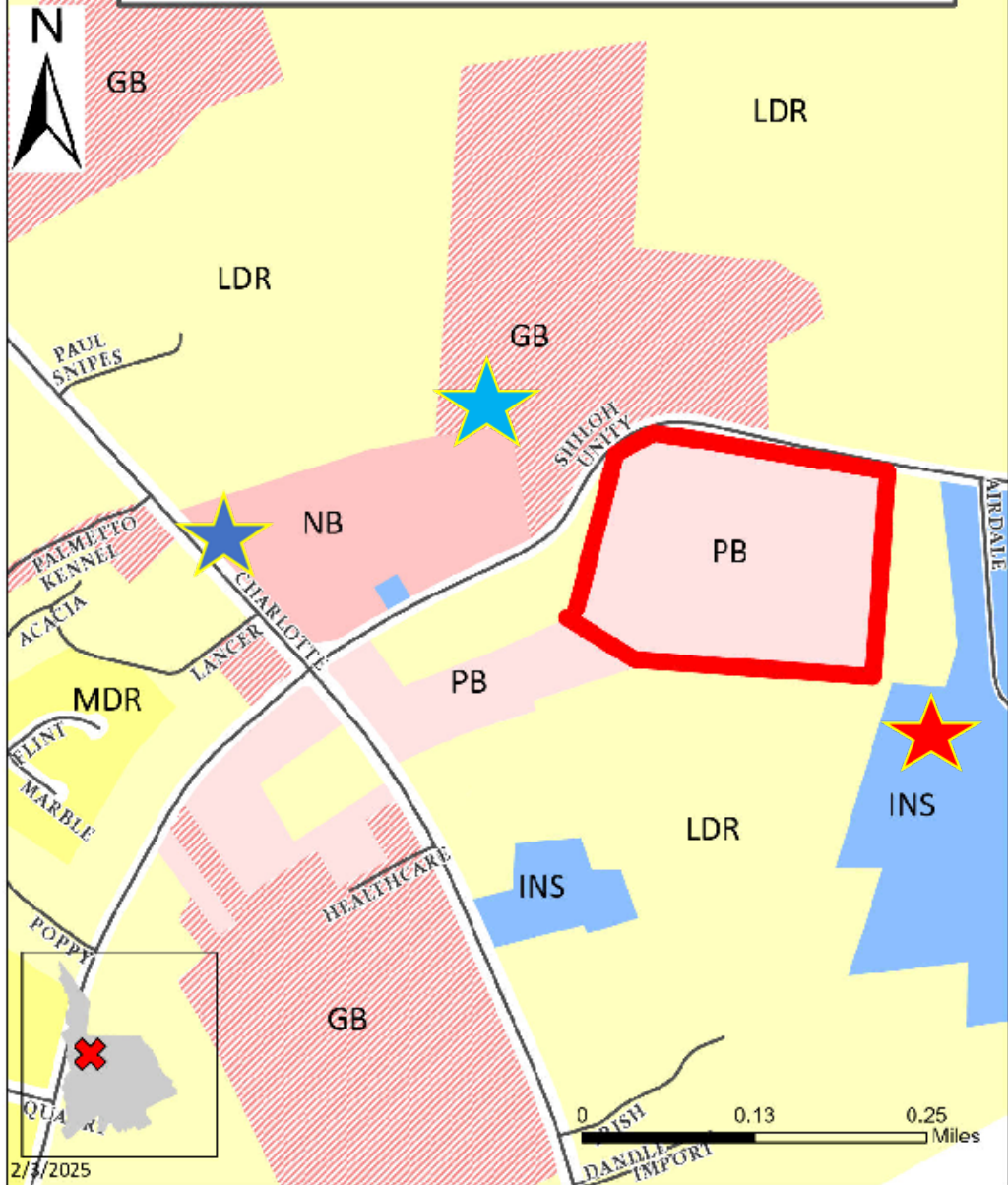
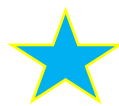
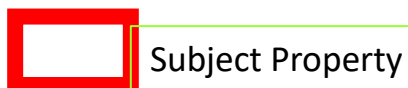


# CU-2024-2612 Cogito Academy



## Proposal:

Conditional Use: K12 School



Lancaster Motor Speedway



Shiloh ARP Church



Dollar General 2530 Charlotte Hwy



**Planning Department**

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721

Phone: 803.285.6005, [planning@lanastercountysc.net](mailto:planning@lanastercountysc.net)

[www.mylanastersc.org](http://www.mylanastersc.org)

## CONDITIONAL USE APPLICATION

### SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- All items noted on the Conditional Use Plan Checklist
- Fees associated with review

### GENERAL INFORMATION

Property Address Shiloh Unity Road

City Lancaster State SC Zip 29720 Tax Parcel ID 0049-00-082.00

Current Zoning PB : Professional Business Current Use Qualified Agricultural (QUSE)

Total Acres 22.0 acres Surrounding Property Description Qualified Agricultural (QUSE) to the South, East, & Northeast, non-qualified commercial to the Northwest, and non-qualified residential to the West.

Proposed Conditional Use Proposed property use is for a K-8 Charter School and an Early Childhood Center.

### CONTACT INFORMATION

Applicant Name Cameron Gill; True North K12

Address 599 West Crossville Road, Suite 200

City Roswell State GA Zip 30075 Phone 678.430.3095 229.251.5921

Fax \_\_\_\_\_ Email cgill@true-north-companies.com

Property Owner Name Joseph Campeseo

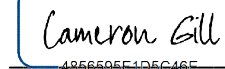
Address 15 Valerie Drive

City Bolton State CT Zip 06043 Phone 704.858.2129

Fax \_\_\_\_\_ Email sheri@southernnestrealty.com

## APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

 4866595F1D6C46E...	11/25/2024
Applicant	Date
Joseph A. Camposeo	11/25/2024
Property Owner(s)	Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

## LANCASTER COUNTY OFFICE USE ONLY

Application Number \_\_\_\_\_ Date Received \_\_\_\_\_ Receipt Number \_\_\_\_\_  
Amount Paid \_\_\_\_\_ Check Number \_\_\_\_\_ Cash Amount \_\_\_\_\_  
Received By \_\_\_\_\_ Planning Commission Meeting Date \_\_\_\_\_

## SCHEDULE/PROCESS

### 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Conditional Use Application Fee - \$325.00

### 2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

### 3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires a resolution for approval.
- Subsequent to County Council action, notice of action will be provided to the applicant,

## CONDITIONAL USE PLAN CHECKLIST

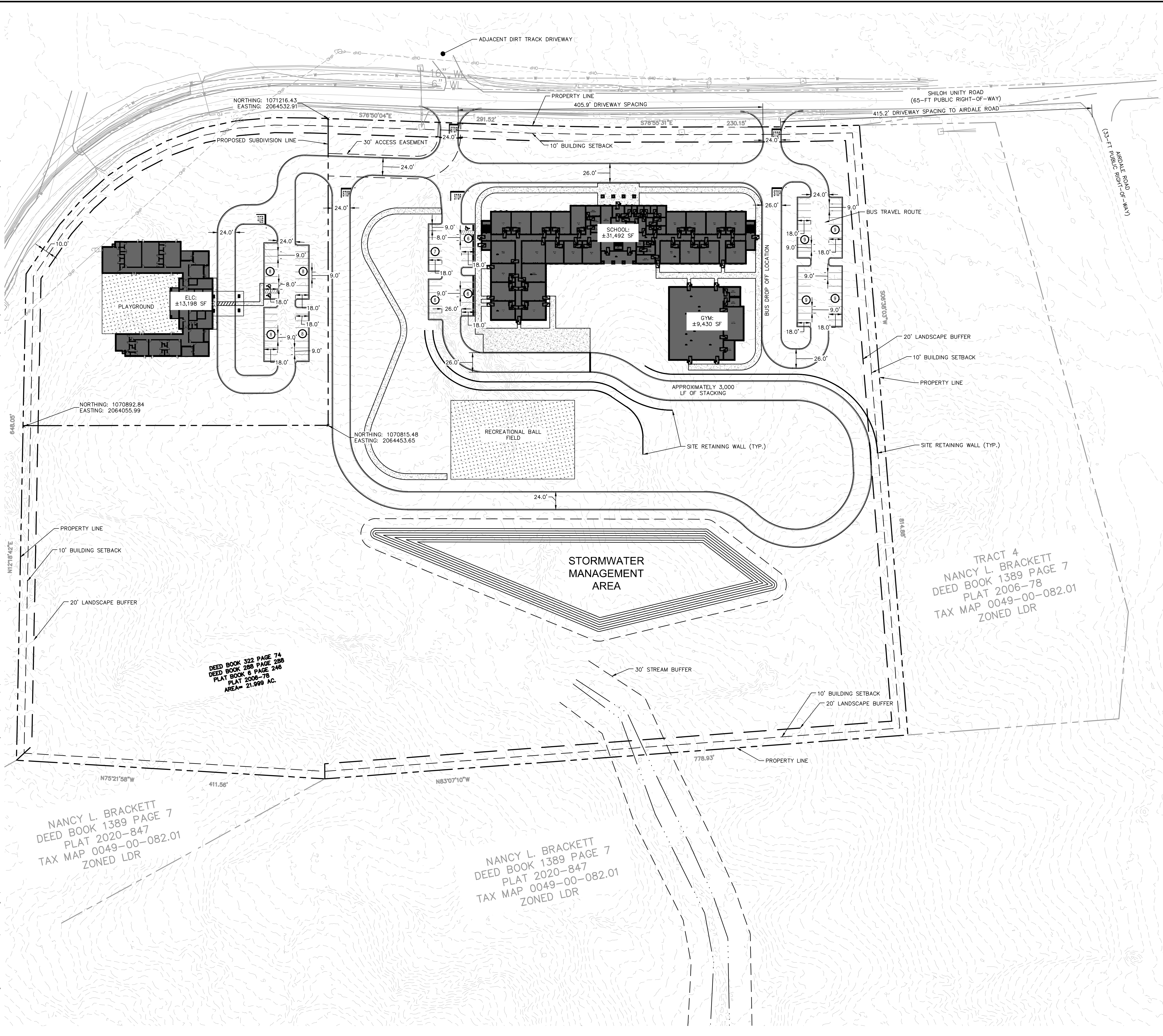
- ☒ The size of the plan and number of copies should conform to the following: Eight copies that are 24" x 36" (full size) and Two copies that are 11" x 17" (reduced size).
- ☒ A descriptive location of the property and vicinity map at a scale of not less than one inch equals one mile.
- ☒ Proposed name of the development.
- ☒ The date of the survey or plan.
- ☒ All plans shall be embossed with the seal and signature of the engineer/surveyor responsible for the work.
- ☒ A graphic scale and numerical scale shall be shown on the plan.
- ☒ The North arrow shall be shown and be accurately correlated with the courses with indications as to whether it is true, magnetic or grid.
- ☒ Total acreage and boundaries of the development shall be shown on the plan.
- ☒ All existing and proposed uses of land throughout the tract shall be shown on the plan.
- ☒ Topography of the site with a contour interval of not more than 5 feet shall be shown on plan.
- ☒ Typical arrangement of existing and proposed buildings and structures, including dimensions, elevations, uses, and setbacks shall be shown on the plan.
- ☒ Location of adjoining property lines and existing buildings shall be shown on the plan.
- ☒ The names of adjacent landowners, lot and/or block numbers, highways, streets, and named waterways shall be shown.
- ☒ All property lines shall be defined by course and horizontal distance. All property lines shall be plotted to the scale shown in the title.
- ☒ All easements and rights-of-way of existing and proposed buildings and structures shall be shown and shall include their widths and center lines.
- ☒ All existing street intersections shall be shown on the plan.
- ☒ Proposed parking areas and traffic circulation shall be shown on the plan.
- ☒ Exact ratio of impervious surfaces to lot area shall be shown.
- ☒ At a minimum the plan shall include basic landscape information such as the location and dimension of required buffer yards.

owner, and adjacent property owners.

- **Please note that upon approval of a conditional use, the applicant shall subsequently submit a site plan to The Lancaster County Planning Department for review. This site plan shall conform to the site plan process as enumerated in UDO Section 9.2.9 (Site Plan Process Chart)**



Plotted By: Fraturrelli, Alex; Sheet Set: Cogito Academy Lancaster - 016975011; Layout: C4-00 OVERALL SITE PLAN; November 25, 2024; 05:45:53pm; K:\AS\05\016975011 - Cogito Academy Lancaster\02 - DWG\PlanSheets\C4-00 SITE PLAN.dwg  
Drawing Name: K:\AS\05\016975011 - Cogito Academy Lancaster\02 - DWG\PlanSheets\C4-00 SITE PLAN.dwg; Nov 25, 2024; 5:45pm; by: Alex Fraturrelli  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and/or reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

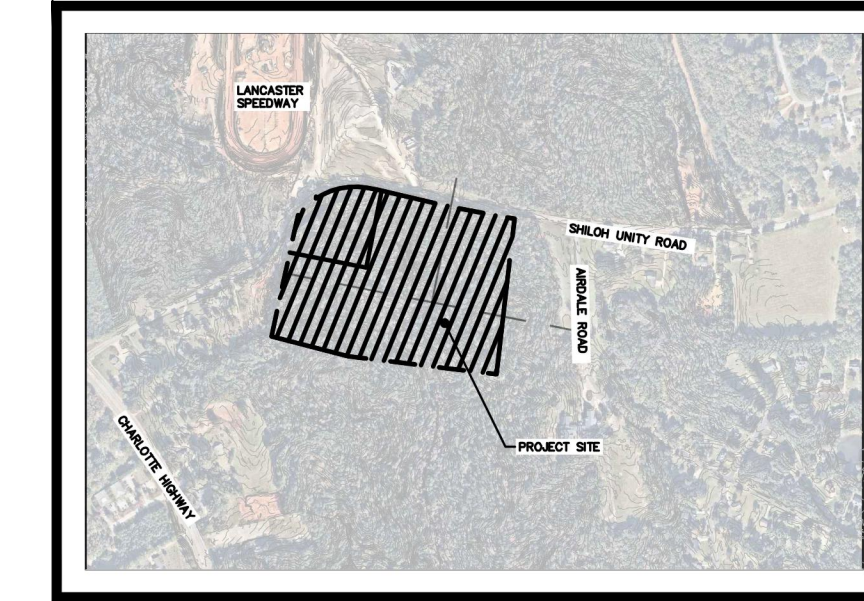


### SITE LEGEND

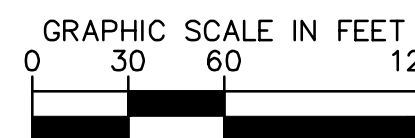
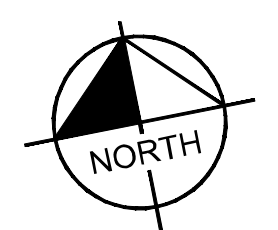
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK

### DEVELOPMENT SUMMARY:

<b>SITE SUMMARY:</b>	
PROJECT NAME:	COGITO ACADEMY LANCASTER
ADDRESS:	SHILOH UNITY ROAD LANCASTER, SC 29720
PROPERTY OWNER/DEVELOPER:	TRUE NORTH K12
TAX PARCEL ID:	0049-00-082.00
CURRENT ZONING:	PROFESSIONAL BUSINESS
PROPOSED USE:	K-8 CHARTER SCHOOL AND EARLY CHILDHOOD CENTER
SITE AREA:	21.98 AC
<b>PROVIDED BUILDING SETBACKS:</b>	
FRONT SETBACK	10.0 FT
REAR SETBACK	10.0 FT
SIDE SETBACK	10.0 FT
<b>TOTAL IMPERVIOUS AREA:</b>	
EXISTING IMPERVIOUS AREA:	0.00 AC
PROPOSED IMPERVIOUS AREA:	5.00 AC
PROPOSED PAVEMENT AREA:	16.98 AC
<b>LANDSCAPING REQUIREMENTS:</b>	
MINIMUM LANDSCAPE ISLAND SIZE = 180 SF	
MINIMUM LANDSCAPE ISLAND WIDTH = 10 FT	
LANDSCAPE BUFFER (PS ADJACENT LOT) = 0 FEET	
LANDSCAPE BUFFER (LDR ADJACENT LOT) = 20 FEET	
<b>PARKING PROVIDED:</b>	
TOTAL:	93 SPACES
STANDARD:	89 SPACES
ADA:	4 SPACES
<b>PARKING REQUIRED:</b>	
TOTAL:	93 SPACES
SCHOOL (1 SPACE PER 1000 SF):	40 SPACES
ELC (1 SPACE PER 1000 SF):	14 SPACES
ADA:	4 SPACES



VICINITY MAP  
NTS



PROJECT: COGITO ACADEMY LANCASTER

LANCASTER

TITLE: OVERALL SITE PLAN

DATE: 11/25/2024

PROJECT NO.: 016975011

SHEET NUMBER: C4-00

CLIENT: TRUE NORTH K12

599 W CROSWELL RD, SUITE 200  
ROSWELL, GA 30075

SCALE: AS SHOWN

DRAWN BY: MCM

DESIGNED BY: WTH

CHECKED BY: WTH

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
607 PENDLETON ST., SUITE 100,  
GREENVILLE, SC 29601  
PHONE (704) 333-5131  
WWW.KIMLEY-HORN.COM

No. REVISIONS

DATE

BY

PRELIMINARY: NOT FOR CONSTRUCTION





Lancaster County  
Development Services  
P. O. Box 1809  
Lancaster, SC 29721  
803.285.1969  
permits@lanastercountysc.net

December 05, 2024

William Heintz  
Kimley-Horn  
607 Pendleton Street, Suite 100  
Greenville, SC 29601

<b>Project Number</b>	20242612
<b>Project Name</b>	ZoningPermit Permit for 0049-00-082.00
<b>Location</b>	0049-00-082.00
<b>Stage</b>	Permit Com Zoning
<b>Parcel(s)</b>	
<b>Status</b>	Conditional

Dear: William Heintz

This letter is to confirm CONDITIONAL APPROVAL of your Permit Com Zoning plans by the Lancaster County Technical Review Committee (TRC).

Sincerely,

Debbie Wright

## Plan Review Comments

**Commercial Zoning - Julie Faile - 803-283-0567**  
[jfaile@lanastercountysc.gov](mailto:jfaile@lanastercountysc.gov)

**Conditional**

**Review Comments:**

Zoning has no issue with the proposed USE. All Zoning information will be required for review if Conditional USE is approved.

**Advisory Comments:**

Zoning has no issue with the proposed USE. All Zoning information will be required for review if Conditional USE is approved.

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**Building - Darin Robinson - (803) 416-9399**  
[drobinson@lanastercountysc.gov](mailto:drobinson@lanastercountysc.gov)

**No Review Needed**

**Review Comments:**

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**E911 Address - Sandra Burton - (803) 416-9325**  
[sburton@lanc911.com](mailto:sburton@lanc911.com)

**Approved**

**Review Comments:**

No issues noted. An address will be issued upon approval of Civil Plans,

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**Fire Marshal - John Magette - 8032838888**  
[jmagette@lanastercountysc.gov](mailto:jmagette@lanastercountysc.gov)

**Approved**

**Review Comments:**

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